

BRIGHAM CITY GENERAL PLAN

PART I INTRODUCTION AND BACKGROUND

1 INTRODUCTION AND SUMMARY

The General Plan of a community comes in many different shapes, and styles, and even under a different name such as “Master Plan” or “Comprehensive Plan.” The General Plan of community is the principal guiding planning document to the future development pattern of a community. An effective General Plan will give the City Council, Planning and City staff an opportunity to direct the future when planning for roads, parks, schools, infrastructure sizes, and commercial and industrial needs. Having a plan for the future can save a significant amount of taxpayer money by placing infrastructure in the right places and having adequate capacity.

Maybe even more important than the advanced planning activities of the General Plan, is the ability it gives citizens to create the type of community desired. A meaningful General Plan can significantly influence future development patterns. There is a desire for Brigham City to be unique and identifiable amongst the urban and suburban landscape of the Wasatch Front. It will take a lot of forethought and planning to avoid the urban sprawl pattern of the Greater Salt Lake City area.

The greatest challenge of constructing a General Plan is attempting to predict the future. Typically, the life span of a General Plan is about twenty years. If we look back twenty years things we now take for granted were non-existent or at least rare. The Internet, now almost second hand, was not even discussed. Very few offices had facsimile machines, let alone personal desktop computers. Eight track tapes were the mode of music and not a thought was given to compact discs. The Americans with Disabilities Act, now a guiding force for design, was yet to be adopted. The list of advances could go on and on, but it is clear that predicting the future is shaky at best. It is for this reason that the General Plan, regardless of how well conceived, needs to be continually reviewed and updated in consideration of the latest and most accurate information. However, it is critical to understand the existing plan and the reasoning behind the adoption of the plan prior to making any fundamental directional changes. General direction and values should remain consistent through the amendment and updating processes.

General Plan Development

Each municipality in the state is required to prepare and adopt a General Plan. The Land Use Management Act, § 10-9a-101 et. seq. of the Utah Code Annotated (UCA) is the guiding force for land use planning in Utah municipalities. Specifically, § 10-9a-401 et. seq. UCA delineates the form, preparation and ingredients of the General Plan. According to § 10-9a-403 UCA, the Planning Commission “shall make and recommend to the legislative body (City Council) a proposed General Plan for the area within the municipality.” It further states that the plan may include areas outside of the municipal boundaries if it is determined that the area is related to the planning of the City. This is interpreted by the Planning Commission to be any area that is, or is likely to be in the future, provided municipal services by Brigham City.

In accordance with state guidelines, the body of the General Plan consists of several “elements” that focus on specific areas of planning emphasis. Several elements are suggested including land use, transportation and circulation, environmental, public services and facilities, rehabilitation, redevelopment and conservation, economic development, financial, implementation, and any

other element the municipality considers appropriate. General Plans take many different forms and include many different styles. The key to a successful General Plan is preparing a document that will provide meaningful information to those making land use decisions for the community. If the proper size of water lines, sewer lines, street widths, and other infrastructure can be determined, there are great savings in doing things once.

The Brigham City Planning Commission with the assistance of Envision Utah prepared the General Plan incorporating citizen and staff input. In the preparation of each element, a citizen group was organized to discuss the issues surrounding the particular element. Along with the citizen input, appropriate City staff members were asked to provide input regarding specific implementation needs. Each of the elements was then reviewed in order to prepare a General Plan Map, which is a graphic representation of the General Plan.

General Plan Organization

This update of the Brigham City General Plan has taken two years to complete and is a collaboration of many individuals with a stake in Brigham City's future. This Plan is unique in its approach to public involvement (outlined in Part II: Public Involvement Process) and its use of Scenario Planning (also in Part II). The Plan is divided into three sections. The following is a brief overview of the different sections of the Brigham City General Plan.

- **Part I – Introduction and Background:** This section of the Plan includes the introduction and a background and profile information of Brigham City, including: Demographics from the 2000 Census, employment and income data, housing characteristics and more. This section also outlines the process used to develop this General Plan, including the Steering Committee, Workshops, Policy formation, and the creation of the Land Use Map. Part I also defines the Core Principles for Brigham City's Growth. These principles are used throughout the General Plan document.
- **Part II – Goals and Policies:** This section of the Plan is designed to detail the formal goals and policies that will act as a policy foundation upon which Brigham City's growth will follow. In addition to the goals and policies there are discussions of different elements of the General Plan.
- **Part III – Implementation:** This section of the Plan is the Implementation section of the General Plan. This section is designed as an Action Plan that defines the steps the City will need to take to implement the recommendations of this General Plan.

2 DEMOGRAPHIC PROFILE

2.1 2000 CENSUS

The total population for Brigham City in the 2000 census was 17,411. This is broken down a number of ways in the publications of the census. The following table is derived from census tract data contained in Summary Table DP-1 from the 2000 census.

| Subject | Number | Percent | Subject | Number | Percent |
|---|---------------|--------------|--|---------------|--------------|
| Total population. | 17,411 | 100.0 | HISPANIC OR LATINO AND RACE | | |
| SEX AND AGE | | | Total population. | 17,411 | 100.0 |
| Male | 8,745 | 50.2 | Hispanic or Latino (of any race) | 1,335 | 7.7 |
| Female. | 8,666 | 49.8 | Mexican. | 1,015 | 5.8 |
| | | | Puerto Rican. | 4 | - |
| Under 5 years | 1,607 | 9.2 | Cuban | 8 | - |
| 5 to 9 years | 1,599 | 9.2 | Other Hispanic or Latino | 308 | 1.8 |
| 10 to 14 years | 1,662 | 9.5 | Not Hispanic or Latino | 16,076 | 92.3 |
| 15 to 19 years | 1,712 | 9.8 | White alone. | 15,452 | 88.7 |
| 20 to 24 years | 1,308 | 7.5 | | | |
| 25 to 34 years | 2,047 | 11.8 | RELATIONSHIP | | |
| 35 to 44 years | 2,338 | 13.4 | Total population. | 17,411 | 100.0 |
| 45 to 54 years | 1,735 | 10.0 | In households. | 17,091 | 98.2 |
| 55 to 59 years | 664 | 3.8 | Householder | 5,526 | 31.7 |
| 60 to 64 years | 624 | 3.6 | Spouse | 3,667 | 21.1 |
| 65 to 74 years | 1,141 | 6.6 | Child. | 6,808 | 39.1 |
| 75 to 84 years | 726 | 4.2 | Own child under 18 years | 5,532 | 31.8 |
| 85 years and over | 248 | 1.4 | Other relatives | 681 | 3.9 |
| Median age (years) | 28.8 | (X) | Under 18 years | 333 | 1.9 |
| 18 years and over | 11,451 | 65.8 | Nonrelatives | 409 | 2.3 |
| Male | 5,635 | 32.4 | Unmarried partner | 171 | 1.0 |
| Female. | 5,816 | 33.4 | In group quarters | 320 | 1.8 |
| 21 years and over | 10,540 | 60.5 | Institutionalized population. | 248 | 1.4 |
| 62 years and over | 2,497 | 14.3 | Noninstitutionalized population | 72 | 0.4 |
| 65 years and over | 2,115 | 12.1 | | | |
| Male | 940 | 5.4 | HOUSEHOLD BY TYPE | | |
| Female. | 1,175 | 6.7 | Total households. | 5,526 | 100.0 |
| RACE | | | Family households (families). | 4,410 | 79.8 |
| One race | 17,075 | 98.1 | With own children under 18 years | 2,471 | 44.7 |
| White | 15,890 | 91.3 | Married-couple family | 3,667 | 66.4 |
| Black or African American | 41 | 0.2 | | | |
| American Indian and Alaska Native | 283 | 1.6 | With own children under 18 years | 1,980 | 35.8 |
| Asian | 134 | - | Female householder, no husband present | 536 | 9.7 |
| Asian Indian | 5 | 0.8 | With own children under 18 years | 358 | 6.5 |
| Chinese | 14 | 0.1 | Nonfamily households | 1,116 | 20.2 |
| | | | Householder living alone | 994 | 18.0 |
| | | | Householder 65 years and over | 454 | 8.2 |
| | | | Households with individuals under 18 years | 1,385 | 47.6 |

| Subject | Number | Percent | Subject | Number | Percent |
|---|--------|---------|--|--------------|--------------|
| Filipino | 22 | 0.1 | Average household size. | 3.09 | (X) |
| Japanese. | 52 | 0.3 | Average family size. | 3.53 | (X) |
| Korean. | 13 | 0.1 | | | |
| Vietnamese. | 16 | 0.1 | HOUSING OCCUPANCY | | |
| Other Asian 1. | 12 | 0.1 | Total housing units. | 5,838 | 100.0 |
| Native Hawaiian and Other Pacific Islander. | 18 | 0.1 | Occupied housing units. | 5,526 | 94.7 |
| Native Hawaiian. | 8 | — | Vacant housing units. | 312 | 5.3 |
| Guamanian or Chamorro | - | - | For seasonal, recreational, or occasional use. | 20 | 0.3 |
| Samoan. | 1 | — | | | |
| Other Pacific Islander 2. | 9 | 0.1 | Homeowner vacancy rate (percent). | 1.8 | (X) |
| Some other race | 709 | 4.1 | Rental vacancy rate (percent). | 8.3 | (X) |
| Two or more races | 336 | 1.9 | | | |
| Race alone or in combination with one or more other races: 3 | | | HOUSING TENURE | | |
| White | 16,195 | 93.0 | Occupied housing units | 5,526 | 100.0 |
| Black or African American | 66 | 0.4 | Owner-occupied housing units | 4,142 | 75.0 |
| American Indian and Alaska Native | 401 | 2.3 | Renter-occupied housing units | 1,384 | 25.0 |
| Asian | 202 | 1.2 | | | |
| Native Hawaiian and Other Pacific Islander. | 31 | 0.2 | Average household size of owner-occupied units. | 3.23 | (X) |
| Islander. | 863 | 5.0 | Average household size of renter-occupied units. | 2.68 | (X) |
| Some other race | 2,632 | 5.1 | | | |

2.2. Population Growth

| | | | |
|--|--|-------------------|--|
| <p>Population in Brigham City has grown steadily since census was first taken in 1860. At that time there were 975 Brigham City residents. The U.S. Bureau of the Census estimated in 2000 that Brigham City's population was 17,411. Population growth in Brigham City has occurred at varying rates. Between 1920 and 1930, during the onset of the Great Depression, Brigham City actually lost population. Between 1950 and 1960 however, with the arrival of Thiokol, the growth rate was 72.7%. The current projected rate, from 2000-2010, is 12%. This growth is anticipated to occur primarily as a result of natural increase.</p> <p>Brigham City's growth rate (as a percentage of total population) has been less than that of Box Elder County and the State of Utah since the 1980 census. This trend is projected to continue through 2020 when Box Elder County's population is</p> | Table 1. Brigham City Population History. | | |
| | Census year | Population | Percent Increase of last census |
| | 1860 | 975 | N/A |
| | 1870 | 1315 | 34.9 |
| | 1880 | 1877 | 42.7 |
| | 1890 | 2139 | 14.0 |
| | 1900 | 2859 | 33.7 |
| | 1910 | 3685 | 28.9 |
| | 1920 | 5282 | 43.3 |
| | 1930 | 5093 | -3.6 |
| | 1940 | 5641 | 10.8 |
| | 1950 | 6790 | 20.4 |
| | 1960 | 11,728 | 72.7 |
| | 1970 | 14,007 | 19.4 |
| | 1980 | 15,596 | 11.3 |
| | 1990 | 15,644 | 0.31 |
| | 2000 | 17,411 | 11.3 |
| | 2004 | 18,279 | 12.2 |
| | 2010* | 19,500 | 12.0 |
| | 2020* | 21,900 | 12.3 |
| | (*Projected) | | |

projected at 63,209 with 21,900 residents in Brigham City. This reflects the fact that Box Elder County's growth in general has been and will continue to be well below that of the state as a whole, and that as Box Elder County's largest city by far, a numerically large change in population results in a relatively small percentage of change. In fact, almost 30% of the population increase projected to occur in Box Elder County between 2000 and 2020 will result from growth in Brigham City.

Box Elder County and Brigham City experienced considerable job and business growth in the mid-1990s at a rate in excess of population growth. Statistics from the Job Service indicate that employment in Brigham City grew approximately 26.2% between 1993 and 1996 for an annual growth rate of approximately 8.7%. During the same period, the number of business in Brigham City grew approximately 7.8 % for an annual growth rate of approximately 2.6%. Total wages increased approximately 40.71% or 13.6% annually, and average monthly wages grew approximately 11.2%, or 3.7% annually between 1993 and 1996. Since 1996, average wages and total wages have risen considerably but the number of firms and average employment have stagnated or declined. The unemployment rate increased 1.2% from 1995-2000.

| Table 2. Comparison of Brigham City, Box Elder County, and State of Utah Population Rates of Change. | | | | | | |
|--|--------|----------|--------|----------|-----------|----------|
| Year | City | % Change | County | % Change | State | % Change |
| 1960 | 11,728 | - | 25,060 | - | 890,627 | - |
| 1970 | 14,007 | 19.4% | 28,150 | 12.4% | 1,059,273 | 18.9% |
| 1980 | 15,596 | 11.3% | 33,222 | 18.1% | 1,474,000 | 37.9% |
| 1990 | 15,644 | 0.31% | 36,485 | 9.8% | 1,722,850 | 16.9% |
| 2000 | 17,411 | 11.3% | 43,083 | 18.1% | 2,230,000 | 29.4% |
| 2010* | 19,500 | 12.0% | 53,855 | 25.0% | 2,661,902 | 19.4% |
| 2020* | 21,900 | 12.3% | 63,209 | 17.4% | 3,183,388 | 19.6% |

*Projected

| Table 3. Brigham City Employment and Wages 1993-96; 2000. | | | | |
|---|--------------------|--------------------|----------------------|---------------------------|
| Year | Average # of Firms | Average Employment | Total Wages (\$1000) | Average Monthly Wage (\$) |
| 1993 | 387 | 6,313 | 140,386 | 1,853 |
| 1994 | 395 | 7,088 | 161,506 | 1,899 |
| 1995 | 377 | 7,362 | 175,830 | 1,990 |
| 1996 | 417 | 7,967 | 197,538 | 2,066 |
| 1997 | - | - | - | - |
| 1998 | - | - | - | - |
| 1999 | - | - | - | - |
| 2000 | 421 | 7,880 | 221,596 | 2,681 |

2.3. EMPLOYMENT AND INCOME

| INDUSTRY OF EMPLOYED PERSONS: 2000 | Number | Percent |
|---|--------|---------|
| Agriculture, forestry, fishing and hunting, and mining | 99 | 1.4 |
| Construction | 287 | 4.62 |
| Manufacturing | 2353 | 37.88 |
| Wholesale trade | 116 | 1.6 |
| Retail trade | 933 | 13.0 |
| Transportation, communication, and other public utilities | 166 | 2.3 |
| Information | 93 | 1.3 |
| Finance, insurance, real estate, and rental and leasing | 323 | 4.5 |
| Professional, scientific, management, administrative, and waste management services | 397 | 5.5 |

| INDUSTRY OF EMPLOYED PERSONS: 2000 | Number | Percent |
|--|-------------|----------|
| Educational, health and social services | 1,063 | 14.8 |
| Arts, entertainment, recreation, accommodation and food services | 531 | 7.4 |
| Other services (except public administration) | 288 | 4.0 |
| Public administration | 494 | 6.9 |
| Total | 7143 | - |

| COMMUTING TO WORK: 2000 | Number | Percent |
|---|--------------|--------------|
| Workers 16 years and over | 7,186 | 100.0 |
| Car, truck, or van – drove alone | 5,055 | 71.4 |
| Car, truck, or van – carpooled | 1,376 | 19.4 |
| Public transportation (including taxicab) | 102 | 1.4 |
| Walked | 137 | 1.9 |
| Other means | 109 | 1.5 |
| Worked at home | 301 | 4.3 |
| Mean travel time to work (minutes) | 20.2 | (X) |

| OCCUPATION OF EMPLOYED PERSONS: 2000 | Number | Percent |
|---|--------------|--------------|
| Management, professional, and related occupations | 2,123 | 29.5 |
| Service Occupations | 1,181 | 16.4 |
| Sales and office occupations | 1,658 | 23.1 |
| Farming, fishing, and forestry occupations | 40 | 0.6 |
| Construction, extraction, and maintenance occupations | 702 | 9.8 |
| Production, transportation, and material moving occupations | 1,482 | 20.6 |
| Employed civilian population 16 yrs and over | 7,186 | 100.0 |

| GENERAL HOUSING CHARACTERISTICS | 1980 | 1990 | 2000 |
|--|--------------|--------------|--------------|
| Total Housing Units | 4,847 | 5,204 | 5,840 |
| Occupied housing units | 4,660 | 4,929 | 5,537 |
| Vacant housing units | 187 | 275 | 303 |
| Owner occupied housing units | 3,457 | 3,692 | 3,709 |
| Renter occupied housing units | 1203 | 1237 | 1,453 |
| Persons in rental housing units | 3209 | | |
| Average rent | \$229.00 | | |
| Median rent | \$209.00 | \$268.00 | \$524.00 |
| Mean value of owner occupied housing units | \$57,359.00 | \$65,800.00 | \$114,600 |

| INCOME IN 1999 | Number | Percent |
|--|---------------|----------------|
| Households | 5,591 | 100.0 |
| Less than \$10,000 | 353 | 6.3 |
| \$10,000 to \$14,999 | 290 | 5.2 |
| \$15,000 to \$24,999 | 737 | 13.2 |
| \$25,000 to \$34,999 | 801 | 14.3 |
| \$35,000 to \$49,999 | 1,137 | 20.3 |
| \$50,000 to \$74,999 | 1,395 | 25.0 |
| \$75,000 to \$99,999 | 609 | 10.9 |
| \$100,000 to \$149,999 | 213 | 3.8 |
| \$150,000 to \$199,999 | 48 | 0.9 |
| \$200,000 or more | 8 | 0.1 |
| Median household income (dollars) | 42,335 | (X) |
| Per Capita Income (dollars) | 15,503 | (X) |
| Families | 4,507 | 100.0 |
| Less than \$10,000 | 157 | 3.5 |
| \$10,000 to \$14,999 | 201 | 4.5 |
| \$15,000 to \$24,999 | 429 | 9.5 |
| \$25,000 to \$34,999 | 662 | 14.7 |
| \$35,000 to \$49,999 | 988 | 21.9 |
| \$50,000 to \$74,999 | 1,248 | 27.7 |
| \$75,000 to \$99,999 | 558 | 12.4 |
| \$100,000 to \$149,999 | 208 | 4.6 |
| \$150,000 to \$199,999 | 48 | 1.1 |
| \$200,000 or more | 8 | 0.2 |
| Median family income (dollars) | 46,891 | (X) |

| POVERTY INDICATORS: 1999 | Number below poverty level | Percent below poverty level |
|---|-----------------------------------|------------------------------------|
| Families | 330 | 7.3 |
| With related children under 18 yrs | 245 | 9.2 |
| With related children under 5 yrs | 149 | 12.0 |
| Families with female householder, no husband present | 133 | 25.9 |
| With related children under 18 yrs | 108 | 32.4 |
| With related children under 5 yrs | 34 | 29.8 |
| Individuals | 1,492 | 8.7 |
| 18 yrs and over | 921 | 8.2 |

| | | |
|---------------------------------------|-----|------|
| 65 yrs and over | 143 | 7.1 |
| Related children under 18 yrs | 560 | 9.7 |
| Related children 5 to 17 yrs | 327 | 7.9 |
| Unrelated individuals 15 yrs and over | 352 | 23.1 |

3. HOUSING

Brigham City's Household Incomes 2000-2030:

In the 2000 Census, Brigham City reportedly had 5,591 households. Of those, at least 38% fell in the census categories having less than 80% of median household income (under \$35,000), indicating that they need moderately priced housing. Further, an additional 20% were in the median household income category- \$35,000-\$49,999. The median household income for Brigham City in 2000 was \$42,335. Based on those numbers and population projections in 2030, Brigham City will need an additional 1,030 new affordable units (housing units costing around \$100,000 or less; or rental units under \$700/month) by 2030 and 480 new homes for households in the \$35,000-\$49,999 annual income range (a home that costs \$135,000 or less).

Housing costs for Brigham City residents in 2000, measured by percentage of income dedicated to housing, were reasonable (see Below). Over 80% of households paid less than one-third of their incomes to housing.

Selected Monthly Owner Costs As a percentage of Household income in 1999

| | | |
|------------------------|-------|------|
| Less than 15.0 percent | 1,476 | 39.8 |
| 15.0 to 19.9 percent | 634 | 17.1 |
| 20.0 to 24.9 percent | 530 | 14.3 |
| 25.0 to 29.9 percent | 366 | 9.9 |
| 30.0 to 34.9 percent | 146 | 3.9 |
| 35.0 percent or more | 541 | 14.6 |
| Not computed | 16 | .04 |

2000, Census

2000 Income for 5591 Households and projected 2030 Households

Yr. 2030

| | | H.H. | % H.H. | H.H. |
|----------------|-----------------|-------------|-------------|--------------|
| \$ 10,000 | or Less | 353 | 6% | 503 |
| \$ 10,000 | \$ 14,999 | 290 | 5% | 414 |
| \$ 15,000 | \$ 24,999 | 737 | 13% | 1,051 |
| \$ 25,000 | \$ 34,999 | 801 | 14% | 1,142 |
| \$ 35,000 | \$ 49,999 | 1,137 | 20% | 1,621 |
| \$ 50,000 | \$ 74,999 | 1,395 | 25% | 1,989 |
| \$ 75,000 | \$ 99,999 | 609 | 11% | 868 |
| \$ 100,000 | \$149,999 | 213 | 4% | 304 |
| \$ 150,000 | \$199,999 | 48 | 1% | 68 |
| \$ 200,000 | or More | 8 | 0% | 11 |
| Median: | \$42,335 | 5591 | 100% | 7,972 |

Brigham City's current housing stock is in acceptable or new shape, relative to Box Elder County as a whole (see right) but will need to expand to meet future population growth and housing demand. This General Plan, through its land use plan and housing standards should adequately address those needs in the future. There are sufficient opportunities, within this updated Plan, to provide for housing need.

The following land use types can contain multi-family or moderately priced single-family housing:

Residential Mix-Use.....80 acres

Density range: 10 – 15 du/acre

Estimated Population: There are approximately eighty acres zoned R-MU adjacent to the train station: assuming 10 – 15 units per-acre (and avg. household size of 3.15) yields 2,500 – 3,780 new residents

Low Density.....300 acres

Estimated pop capacity: 3,780 – 5,670 (assuming 3.15 residents per household and an overall density of 4-6 du/acre)

Medium Density.....51 acres

Population capacity: 1,125 – 1,600 (assuming seven-ten du/acre and an average household of 3.15 individuals).

High Density.....35 acres

Undeveloped Area: 35 acres

Undeveloped Area Est. Pop.: 1,050 – 1,575

(ASSUMING 10-15 DU/ACRE AND AN AVERAGE HOUSEHOLD SIZE OF 3 INDIVIDUALS)

BOX ELDER COUNTY

| City | Single Family | | | | | Multiple Family | Special Needs |
|------------------------|----------------|--------------|----------|-------------|----------|-----------------|---------------|
| | Acceptable/New | Deteriorated | % | Dilapidated | % | Units | Units |
| Bear River City | 221 | 17 | 8 | 2 | 1 | 0 | 0 |
| Brigham City | 4326 | 222 | 5 | 10 | 0 | 1167 | 142 |
| Corinne City | 191 | 20 | 10 | 4 | 2 | 2 | 0 |
| Deweyville | 85 | 19 | 22 | 7 | 8 | 0 | 0 |
| Elwood | 192 | 6 | 3 | 1 | 1 | 0 | 0 |
| Fielding | 124 | 10 | 8 | 4 | 3 | 5 | 0 |
| Garland | 541 | 39 | 7 | 3 | 1 | 49 | 0 |
| Honeyville City | 350 | 27 | 8 | 2 | 1 | 5 | 0 |
| Howell City | 53 | 23 | 44 | 2 | 4 | 0 | 0 |
| Mantua Town | 226 | 8 | 4 | 1 | 0 | 0 | 0 |
| Perry City | 813 | 14 | 2 | 1 | 0 | 35 | 0 |
| Plymouth | 111 | 8 | 7 | 1 | 1 | 0 | 0 |
| Portage | 74 | 7 | 10 | 2 | 3 | 0 | 0 |
| Snowville Town | 45 | 20 | 44 | 1 | 2 | 6 | 0 |
| Tremonton | 1837 | 72 | 4 | 5 | 0 | 0 | 16 |
| Willard City | 499 | 28 | 6 | 5 | 1 | 10 | 0 |
| Unincorporated | 2768 | 37 | 1 | 1 | 0 | 27 | 0 |
| Box Elder Total | 12455 | 577 | 5 | 52 | 0 | 1306 | 158 |

Age of Housing Stock

| | Housing Units | Percent |
|--------------------|---------------|--------------|
| 2000 to 2005 | 247 | 4.1% |
| 1999 to March 2000 | 184 | 3.0% |
| 1995 to 1998 | 277 | 4.6% |
| 1990 to 1994 | 167 | 2.7% |
| 1980 to 1989 | 641 | 10.5% |
| 1970 to 1979 | 890 | 14.6% |
| 1960 to 1969 | 1,193 | 19.6% |
| 1950 to 1959 | 888 | 14.6% |
| 1940 to 1949 | 586 | 9.6% |
| 1939 or earlier | 1,014 | 16.7% |
| Total: | 6087 | 95.9% |

4. STAKEHOLDER PROCESS:

The general plan updates policies rest on consensus building by stakeholders in the community. To build an accurate community vision, stakeholders, residents, and city officials representing various backgrounds deserve input into the future growth and development of a community. To ensure that representational feedback is solicited and, indeed guides the process, the general plan team worked in tandem with a local steering committee, city and local planners/officials, and facilitates public workshops and open houses to gather input from residents.

4.1 STEPS TOWARD THE 2004 GENERAL PLAN UPDATE:

| | |
|--|--|
| Task 1 Form A Local Steering Committee To Guide The Process | |
| Task 2 Workshop Preparation | Task 2.1 Creating a base map |
| | Task 2.2 Creation of chips representing different types of development |
| | Task 2.3 Write development preference survey |
| Task 3 Public Workshops | Task 3.1 Presentation |
| | Task 3.2 Map visioning exercise |
| | Task 3.3 Development preference survey |
| | Task 3.4 Presentation of Group Maps |
| Task 4 Analyze results | Task 4.1 A composite map showing Workshop maps is digitized into the computer |
| | Task 4.2 GIS mapping software is used to compare land use preferences |
| | Task 4.3 Common themes are established workshop results is created |
| | Task 4.4 Survey results are tallied |
| | Task 4.5 Refined scenarios of workshop results are created based on survey results |
| Task 5 Public Open Houses | Task 5.1 Public comments on the two scenarios are collected by surveys |
| Task 6 Draft Report | Task 6.1 Changes are made to final vision map based on public comment |
| | Task 6.2 A final report is drafted and presented to the community or region |
| | 6.2.1 Findings and recommendations are presented in the report |
| | 6.2.2. Implementation strategies are presented in the report |
| Task 7. Adoption Hearings | Task 7.1 Revise General Plan Update based on public comment |

4.2 BRIGHAM CITY'S STEERING COMMITTEE:

Brigham City's steering committee was comprised of individuals representing the City Administration's interests (including: the Mayor, public works, planning and economic development staff); 2) landowner interests and 3) concerned residents. The steering committee provided guidance to Envision Utah staff to ensure that the public workshops and materials were relevant and elicited desired discussion and results. The steering committee also made recommendations as to the issues to be researched, methods to be used and desired final products. In initial meetings the Steering Committee identified and refined guiding principles to inform the process and outline the results of the study (see below).

4.3 CORE PRINCIPLES FOR BRIGHAM CITY'S GROWTH

The core principles were created by the General Plan Steering Committee incorporating feedback from the initial public survey of community issues. The Core Principles are a good-faith attempt to embody in words the fundamental values that residents have about the future of Brigham City. Throughout Part II of this document, the goals of the general plan will be related to the corresponding core principles, to show how the goals relate to more fundamental values regarding growth.

1. OVER-ARCHING: Growth in Brigham City is essential and desirable to maintain our economic vitality and provide homes and employment for our children. A well-crafted, publicly-supported General Plan should seek to improve the quality of life for current and future residents, while recognizing the challenges associated with growth and change.

- a. Foster Community & Economic Development that provides sustaining jobs for skilled and well-educated residents to live, work, and play in Brigham City.
- b. Promote well-designed and attractive neighborhoods that are safe and desirable to live in.
- c. Promote well-designed and attractive office, commercial and industrial areas to foster the type of growth desired by the community.

2. ECONOMIC: Brigham City desires to grow a healthy and diverse economy to provide quality, higher-paying jobs that provide career advancement opportunities to residents, and allow residents and young adults to stay in the community.

- a. The City would like to target: 1) High-tech and Information-based industries;
2) heritage, recreation and wildlife-oriented tourism.
- b. Promote Brigham City as a popular regional center for tourism and recreation.
- c. Foster Economic Development that prioritizes quality job growth leading to quality retail development.
- d. Promote a variety and balance of commercial development in the following community districts to serve a diversity of consumer and business needs:
 1. Improvement of downtown commercial viability by attracting residents, tourists, and visitors to quality retail locations, cultural events, business activities, and mixed-use residential living areas.
 2. Capture regional and inter-state retail sales through commercial development along the 1100 South corridor.
 3. Capture sales from increased bird refuge visits to a new visitor's center by providing commercial conveniences along the West Forest Street, and encourage visits to downtown Brigham City.
 4. Encourage appropriate commercial development at Brigham's outlet to SR-13, the highway to the Golden Spike Monument.
 5. Reduce traffic congestion by a well designed traffic plan including artery streets in each of Brigham City 4 main quadrants and connecting these artery streets to highways exiting the city and reducing the pressure on Main Street.
 6. Implement the recommendation of the West Forest Street Plan provide for commercial, office and industrial development and ;increase employment opportunities within Brigham City.

3. AMENITIES: Identify priority locations for additional community amenities, including recreational areas, trails, & activity centers. Encourage aesthetic enhancements through street trees and proper facility maintenance.

- a. Identify desired amenities, and explore appropriate locations (i.e. Shoshone Trail Head, Cultural Arts Center, and Academy Square).
- b. Explore expansion and/or relocation of library and museum.
- c. Require shade trees in residential and nonresidential areas
- e. Encourage / offer incentives for well-maintained yards and public spaces

4. HOUSING: Brigham City is committed to meeting the housing needs of its current and future residents by providing a mix of attractive housing types and prices.

- a. Encourage and facilitate future housing based upon desired growth, demographics and economic development priorities.
- b. Use planning and zoning tools to encourage the types and density desired to meet the desired growth.

5. TRANSPORTATION: Develop a balanced transportation system for all residents, by promoting walking and biking trails/paths, supporting public transportation opportunities, and by improving the functionality of safe automobile routes and infrastructure.

6. LAND DEVELOPMENT: Brigham City seeks to maximize its development opportunities through efficient use of land.

- a. Evaluate land consumed by development to 2030
- b. Estimate annual operational costs of additional and existing infrastructure
- c. Estimate annual water demand and storage requirements of new growth
- d. Proactively evaluate and change public policy to create incentives for infill and redevelopment of deteriorating neighborhoods and commercial zones.

7. HERITAGE & AESTHETICS: Protect Brigham City's Environmental and Cultural and Historic heritage for future generations by preserving critical natural and historic lands, and valued cultural and architectural sites.

- a. Consider appropriate lands for preservation to protect public health and safety, and to preserve wildlife habitat.
- b. Consider appropriate development adjacent to natural and agricultural areas
- c. Identify heritage landmarks including historic buildings and landscapes
- d. Consider protection of hillsides; wetlands, and other lands that define Brigham City's character
- e. Consider compatibility of land uses adjacent to existing gravel resource areas

4.4 PUBLIC INVOLVEMENT PROCESS:

The General Plan Update for Brigham City: 2004, was based on thorough analysis of public input, gathered during several “visioning” workshops and open houses. The Land Use Map was formulated through two interactive mapping workshops held in November, 2003. These meetings were attended by over one-hundred Brigham City residents.

4.4.1 Visioning Workshops (November, 2003):

On the following page are the steps that participants undertook at the November, 2003 visioning workshops.

Step 1 (Presentation): Attendees viewed a presentation explaining growth challenges facing Brigham City, planning principles and strategies to address those challenges, and the objectives and “rules” of the interactive map-“visioning” exercise.

Step 2 (Map-Visioning Exercise): Participants worked at tables- in groups of eight to ten- facilitated by trained, non-locals. The combination of local knowledge with outside-facilitation resulted in fourteen unique and compelling land-use vision maps for Brigham City growth to 2030.

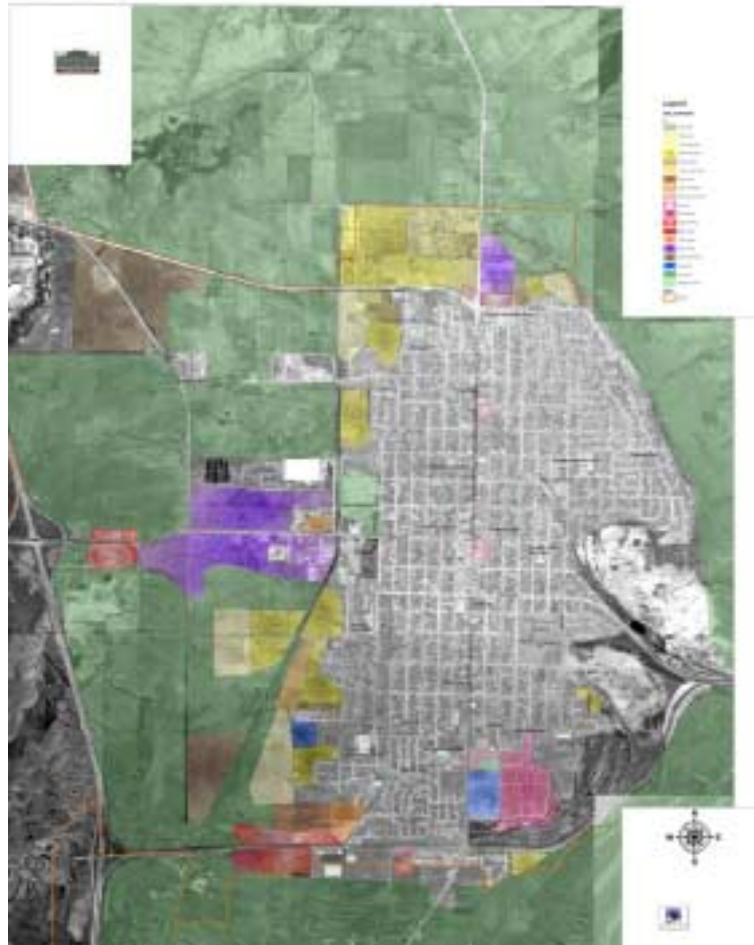
Step 3 (Growth & Development Questionnaire): Workshop attendees were asked to fill out a questionnaire on local issues. This questionnaire was also made available on-line, hosted by Brigham City’s and Envision Utah’s web sites.

4.4.2 Scenarios A & B - Development (December, 2003 - March, 2004):

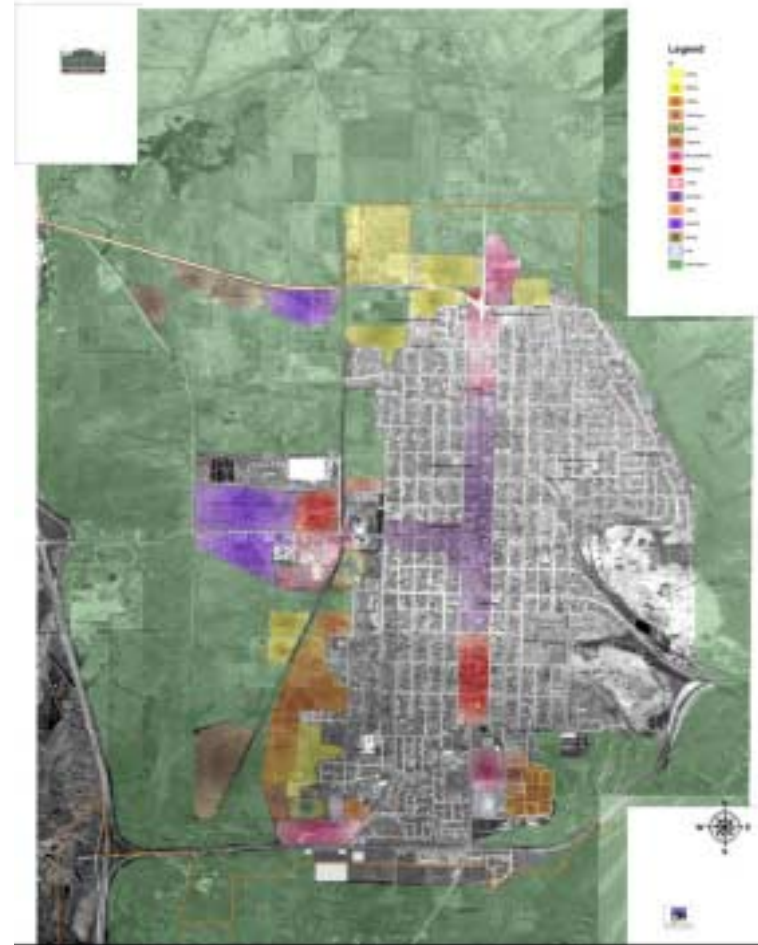
This section outlines to the future growth scenarios that were built upon the feedback from the November visioning workshops.

| | |
|--|---|
| SCENARIO PLANNING | <ul style="list-style-type: none">➤ Stories of plausible futures➤ Intend to test new ideas • Not a choice between A or B,• But which elements from each do you prefer• What other ideas do you have |
| <p>After the Public Visioning Workshops were held in November, Envision Utah staff entered the results from the fourteen maps into a GIS (computer-mapping) database. Each map was carefully analyzed in order to identify common themes and areas of interest. Two scenarios were initially formulated to present to the public for feedback. In general, the two represented density-based alternatives. Scenario A was a combination of the workshop groups that selected the “Trend” chip-set and Scenario B was a combination of the groups that selected the “Walkable” chip-set. Ultimately, public comment during the Open House and survey results indicated that residents supported a hybrid scenario with elements from both scenarios</p> | |

Scenario A - Trend



Scenario B – Walkable



North Brigham Growth:

Scenario A: Low Density – Extremely Low Density (1/4 acre lots – 5 acre estates); research park at old Thiokol site; neighborhood commercial node at SR-13 and Main St; more land developed than Scenario B

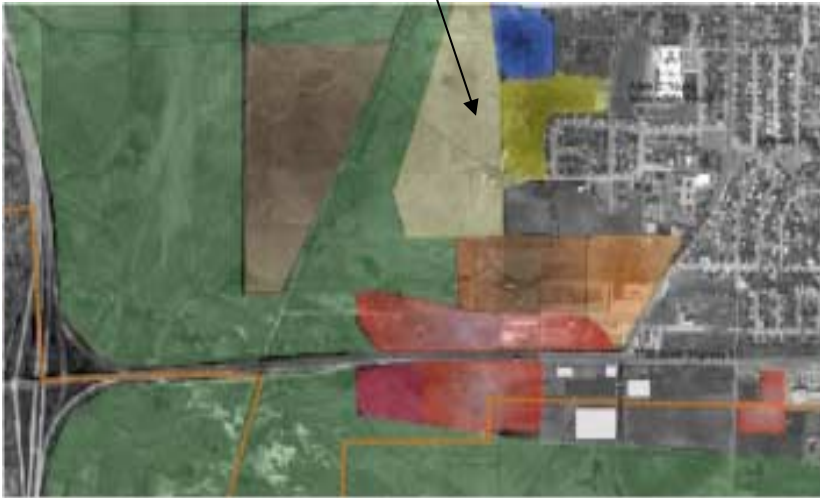


Scenario B: Low Density Single Family (1/4-1/3 acre lots); Mix-Use employment- residential- commercial north of 900 North & East of Main St; more land preserved than Scenario A.



Southwest Brigham:

Primarily Residential Growth- some variety in housing choices (mostly medium density single-family subdivision: off-white and yellow); more land developed than Scenario B.



Primarily Residential Growth- great variety in housing choices (mostly compact single-family subdivision: orange and brown); more land preserved than Scenario A.



1100 South

Scenario A: Strip commercial focus with additional Big Box Retail (similar to current development trend: i.e. Wal-Mart)



Scenario B: Reverse/Slow current trend (Wal-Mart/ Big Box/Strip Commercial development) towards smaller-scale, mix-use commercial & residential primarily on the North portion of 1100 South; less land developed than Scenario A.



Downtown Revitalization

Capitalize on Infill potential; less intense; enhance visual aesthetics; little focus on residential development

Extensive infill and revitalization- purple & red; enhance visual Aesthetics; focus on residential development (loft additions; town houses; live/work units)- light pink; residential infill development accommodates more growth and preserves more land than Scenario A.

Scenario A did not have extensive land use designations for Downtown.



Commuter Rail (proposed station area):

Scenario A: Employment Center (Offices, research parks, light industrial); no residential component



Proposed Commuter Rail at old Train Station: Forest ST and 900 West

Scenario B: Mix-use, walkable development with commercial component; employment center (Offices, research parks, light industrial);

residential component (live/work units, town houses, condominiums)



Proposed Commuter Rail at old Train Station: Forest ST and 900 West

Indian School Area:

Scenario A: Large campus (light-blue) format for USU extension; mixed residential development (pink).



Scenario B: Smaller USU extension; mixed residential development (brown & orange); neighborhood commercial center (pink).



